



The Latest News for Summers Landing Residents

New Board of Directors Selected

A new Board of Directors (BOD) was selected at the 2004 Annual Meeting, which was held in the Chancellor Community Center on March 30. As a

result of some hard work by lots of folks and some last minute innovative work by a few people (like calling neighbors to get them to the meeting) we achieved a quorum. A special thanks goes to all the folks that attended the meeting and to those that could not attend but were interested enough to provide their proxies. There were three nominations from the floor, which made a total of seven

nominees to be considered for the five Director positions. After a close election, the five Directors for the new board were selected. The actual term for the new Board will not begin until May due to Summers Landing By-Law requirements. The current Directors and the Directors-elect have already gotten off to a good start with an informal working session at the president-elect's home. The new BOD has vowed to continue the work of its predecessor, i.e., work together as a team with the interest and input from the Summers Landing community at heart. Please let's give this year's BOD a warm welcome and thanks for volunteering to keep our community looking beautiful.

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(540) 548-4625

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A Message from the Board of Directors

First and foremost, your new Board of Directors would like to thank everyone who attended the Annual Homeowners Meeting at the Chancellor Community Center on March 30 and those who could not attend but exercised their proxies. Through all of your efforts we were able to achieve a quorum and avoid having to schedule a follow up meeting. We value the trust that you have placed in us and hope, with your help, to continue to make Summers Landing one of the premier subdivisions in Spotsylvania County.

The Board wants to make itself available to the community to listen to your suggestions and concerns. As you will note in the newsletter, we have provided our telephone numbers and invite your calls. Our only request is that you not call too early in the mornings or too late at night.

The new Board has lots of plans for the upcoming year. However, accomplishing these plans will require your help. We currently do not have any active committees in the community but would certainly like to get some underway. One of the efforts of the past Board that we would like to continue is to have a working Neighborhood Watch Committee. We already have a list of about 25 volunteers but would like to have more available. If you want to participate, call any of the Board members and sign up. Once we get the committee active, we will invite the Spotsylvania Sheriff's office to make a presentation on our duties and responsibilities. Currently, we do not have any problems with vandalism or other undesirable activities in the community and perhaps having an active Neighborhood Watch will keep it that way. We're looking for your input.

Another committee from previous Boards that we would like to reactivate is the Common Area Committee. A community survey was conducted in 2002 to determine what actions the Board should take on the Common Area. The community was much smaller in 2002 than it is now and we believe it would be prudent to resurvey the community and reactivate the Common Area Committee to start planning what improvements, if any, should be made. The success of this effort will once again depend on your participation and volunteerism. Hopefully, we can get something underway this year! There are lots of other committees that we would like to activate such as neighborhood reporters to be a part of a newsletter committee, a garden or beautification committee to help with the front entrance and other monuments landscaping, a social committee to plan community events such as picnics, community yard sales, etc. and other committees as may be suggested by the community. What we really want is an active, involved community so that we can get the best ideas from everyone.

Finally, we have already taken action to modify the newsletter format and content so that it provides more and better information for everyone. We are planning to send out future newsletters on a regularly scheduled quarterly basis. We hope you like it and we'll be looking forward to your comments and suggestions.

From Nest Management Services

Spring looks beautiful in Summers Landing. The homeowners take great pride in their properties. With everything so green and the flowers in bloom, the community is looking good. It is apparent that a little more attention is needed in a few areas including around the entrance area. Some plans are in the works for improvements there.

As you may know, we do monthly drive-thru inspections and report our findings to your Board of Directors. They review the report and let us know which homeowners should receive Covenant Violation Reminders. We have good news to report, the list appears to be getting shorter each month. It is never a pleasant task to send out violation letters. And we always hope that at least one reminder will be sufficient. In the event that follow-up notices are required, we make every attempt to give ample time for correction. If more time is needed, we encourage

the homeowners to send (fax or e-mail) a written request to the Board in c/o Nest Management, for an extension of time.

The most frequent violations appear to be utility trailers that are stored or left within view of the street, trash receptacles that remain in view on non-collection days and watercraft in view. Portable basketball goals should be kept off the streets for obvious safety reasons.

This spring and summer when the grass is growing (sometimes faster than we like,) we are requesting that homeowners please remember to maintain (mow the grass) in the ditch line and along the street in front of your property. It will add to the overall beauty and appearance of Summers Landing and keep it looking beautiful. As always, thank you for your cooperation and if you have any questions or comments, don't hesitate to give us a call at 540-368-9780.

Fran Curtis, Community Association Mgr.

Thanks to the 2003 Board of Directors

Very few people that have not previously served in a volunteer position for a community understand the hard work and long hours that go into serving your community. With that in mind, the 2004 Board would like to give special recognition to its predecessor and especially to Trischia Gostony who served as the Board President in 2002 and 2003. Those of you who know Trischia are aware of the long hours she has spent on behalf of the whole community.

Under her direction the Board installed four additional streetlights, developed two Rules and Regulations that better defined due process and collection of funds for the community. In addition they initiated development of a website that is specific to Summers Landing, helped with the community clean-up effort after hurricane Isabel, and a number of other activities. The 2003 Board could not have accomplished its work without Trischia's leadership. So again, thanks for helping make this a better place to live.

Board of Directors Meeting held April 27

The last regularly scheduled meeting of the 2003 Board of Directors took place on April 27 at the Salem Church Library. All Board meetings are open to any Summers Landing resident who would like to attend to observe the actions of the Board. A limited time is made available at the beginning of the Board meetings for input from the community. However, since the primary purpose for the Board meeting is to conduct business, community participants are requested to share their questions/comments only at the beginning of the meeting and to observe only during the business portions.

The action items that were considered during the April 27 meeting included:

- Discussion of landscaping at the front entrance and cleaning the Summers Landing monument.
- Initiation of action to provide additional streetlights during 2004.
- Establishment of a "Community Clean-up/Get to Know Your Neighbor" event for later this summer.
- Development of a "Sense of the Board" for mailing the 2005 dues letters.
- Recommendations for transfer of excess reserve savings to higher interest accounts.
- Initiation of a Community Survey.
- Discussion of the "5-Year Financial Plan" and outsourcing the required analysis.
- Discussion of the current covenant inspection process and involvement by the Board.

For more complete information on the Board's actions on each of these items, you can contact any of the Board members or Nest Management to get a copy of the meeting minutes.

Future meetings of the Board are scheduled August 24 and November 4 at the Salem Church Library. We will provide more information on each of these meetings, as the date gets closer.

Editors Note: If you would like the Summers Landing Newsletter sent to you via e-mail contact me at: joneswe5@yahoo.com

Yard Debris



What is it? How long can you have it in your yard? What does the covenants say about yard debris? These were some of the questions that were discussed at the Annual Meeting. Since there is quite an interest in this issue and since we all want to continue to make our community look as beautiful as possible. The BOD-elect has indicated that it will address the debris and other issues concerning the covenants during its term. The tentative plan, (insofar as yard debris is concerned) of the BOD-elect is to develop a definition that would address grassed, cleared and natural areas. After community input on the draft definition is received, interpreting Rules and Regulations will be developed.

New Web Page

Our new Summers Landing web page is still under construction but we hope to have it "up and running" soon. It is located at <http://www.summerslanding.org>. Until the new web page is operational you can still access our current web page which is provided by Nest Management Services at <http://www.nestmanagementservices.co./summerslandingmain.htm>.



Barking Dogs

One subject that seems to creep up in every Summers Landing board meeting is the topic of barking dogs running loose in the neighborhood. Spotsylvania County has a "leash law" which, if necessary, can be enforced by Animal Control. If you own a pet, ensure it is controlled within the boundaries of your property. If you have a problem with a dog that is running loose through the neighborhood (or for that matter, any animal that could be dangerous) contact the Spotsylvania County Animal Control.

Department Head: William Tydings
E-Mail: Animal@spotsylvania.va.us
Main: (540) 891-1329
Secondary Line: (540) 891-1330
Fax: (540) 891-9705

Copperhead Snakes

Copperheads are widely scattered throughout Virginia. Although they occupy a variety of habitats from floodplains to ridge tops, they show a marked preference for the rocky, wooded hillsides of the piedmont and mountains.



They are not as averse to civilization as the timber rattler, but copperheads tend to stay away from well-settled areas. They eat small rodents, birds, lizards, snakes, amphibians, and insects. Their coloration not only acts as excellent camouflage, but also makes them one of Virginia's most beautiful reptiles. They derive their name from the copper-like coloring of the head. When encountered, copperheads are usually content to lie motionless, or retreat if given the chance. But if aroused, they will vibrate their tail rapidly and strike wildly, much like their more aggressive relative the cottonmouth water moccasin.

Except in early spring and late fall, most of their day is spent in hiding. One of the best ways to see copperheads is to go for a drive at night, especially after a warm rain has broken a long hot, dry spell. Copperheads enjoy lying on wet, steaming roads.

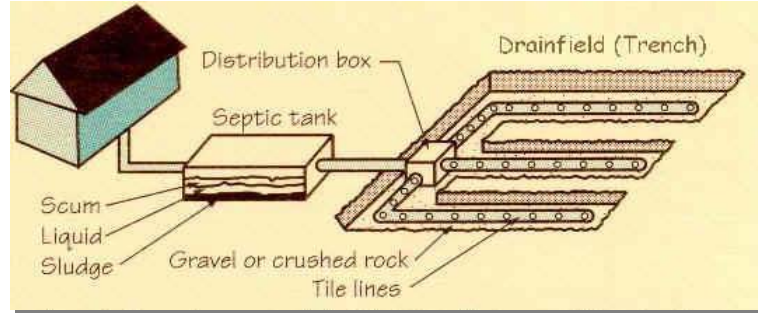
Humane Snake Removal 1-800-339-9470

Need snakes removed from your property? If you have a snake problem, we can help remove the snakes in a humane way that benefits both the homeowner and native species. Snake Removal will humanely remove problem snakes and relocate them to suitable habitat where they can continue to provide pest control and exist as part of a natural eco system. Our no kill policy supports the goals and objectives of conservation and humane groups and provides an alternative to pest control companies.

Humane Snake Removal

Kay Lee Charleton
Locust Grove VA (Spotsylvania)
540.972.2388 / 540.582.6370

Septic Tank Maintenance



(Do's)

- Connect laundry and kitchen water to septic tank.
- Have your septic tank pumped out by a licensed operator every 2-3 years (more often if you are using a garbage disposal).
- Have the operator check to be sure there is a tee or baffle on the outlet of the septic tank. The baffle stops the scum from floating into the disposal field.
- Check with the health department if you are having problems. They can assist with operation, maintenance and design questions.
- Learn the location of your septic tank drain field and well. Keep a sketch of it handy with your maintenance record for service visits. Obtain a copy of your septic permit and map inspection, if possible.
- Divert other sources of water, like roof drains, house footing drains, and sump pumps to lawn areas away from the septic system. Excessive water floods the system, keeping the soil in the drain field saturated and unable to adequately treat the wastewater.
- Take leftover hazardous household chemicals to your approved hazardous waste collection center for disposal. Use bleach disinfectants, and toilet bowl cleaners sparingly and in accordance with product labels.

(Don'ts)

- Don't ever go down into a septic tank. Toxic gases are produced by the natural treatment processes in septic tanks and can kill humans in minutes. Extreme care should be taken when inspecting a septic tank, even when just looking in the lid opening.
- Don't allow heavy vehicles to drive over or park on the drain field (leach field).
- Don't plant trees or shrubs on the drain field (leach field). The roots from the plants could damage the system.
- Don't cover the drain field with a hard surface such as concrete, asphalt above ground pools or decks. The area should have only a grass cover.
- Don't repair your septic system without checking with the health department to see if you need a permit.
- Don't overuse a kitchen garbage disposal unit. Heavy use adds large quantities of solids and shortens the time between septic tank pumping.
- Don't use commercial septic tank additives. These products usually do not help and some may hurt your system in the long run.
- Don't use your toilet like a trash can or poison your septic system and the groundwater by pouring harmful chemicals and cleansers down the drain. Harsh chemicals can kill the beneficial bacteria that treat your wastewater.

Limit water entering your tank:

- Use water-saving faucets, showers, and toilets.
- Prevent basement sump pump connection to tank.
- Drain appliances one at a time.
- Spread clothes washing over the entire week and avoid half-loads.
- Prevent roof, foundation, driveway, basement drainage and water softener discharge from entering the tank or disposal field area.

- Minimize amount of water used for bathing and dish washing.
- Fix all faucet and toilet float valve leaks.
- Check toilets for leaks at least once a year by putting a few drops of food coloring into the tank. Without flushing, see if the coloring enters the bowl. This indicates a leak.

Do Not Flush Or Wash Down The Drain!

Coffee grinds, Dental floss, Fat or Grease, Kitty Litter, Disposable Diapers, Grease, Oil, Paper Towels, Cigarette Butts, Condoms, Sanitary Napkins, Tampons or Hazardous Chemicals such as: Paints, Varnishes, Paint Thinners, Pesticides, Waste, Photographic Solutions, Old Gasoline and Other chemicals.

The above items can overtax or destroy the biological action-taking place within your system, or clog your drain field (leach bed).

Air Conditioning Maintenance

Check the filters at least once every month.

Stopped-up coils can lower efficiency, shorten the life of the compressor and increase your energy bill. One good way to reduce your utility bill is to make sure your air conditioning system receives proper maintenance. **It's a good investment to have your air conditioner thoroughly serviced by a professional each year.** The service representative should check the condenser coils, the evaporator coils, the blower wheel, the filter, the freon charge, the lubrication and pulleys, the controls, and the electrical contacts. If any of the equipment is dirty or worn out, it should be cleaned or replaced.

Filters trap lint or dust

You should check your filter at least once a month and change it if it's dirty. Clean filters trap lint and dust, preventing your inside coils from becoming clogged. A blower wheel that's covered with lint and dust will put out fifteen to twenty percent less air. A dirty blower wheel also usually indicates dirty inside coils.

Inspect ducts regularly

Duct leaks can cost you a lot of money. A supply side leak means that conditioned air is going outside, while a leak on the return side causes hot, unfiltered attic air to be drawn into the air conditioner. This puts an extra load on the unit and fouls up the coils. You should inspect ducts regularly for leaks and repair them with high quality material. If insulation is skimpy, add more.

Your service representative should adjust your freon charge to the manufacturer's specifications to reduce energy consumption and insure proper performance by the unit.

In addition to annual servicing, there are other things you can do to make sure your air conditioner functions properly.

Control plant foliage...

Keep plant foliage trimmed back two feet on each side of your outside unit, and at least five feet from the top. Plant foliage restricts air circulation through the outside coils.

Cut the grass around the outside unit when your air conditioner is turned off; make sure that the mower throws the grass clippings away from the coils.

Check your clothes dryer vents, making sure that they don't exhaust directly into the outside coils. You should provide an extension for the vent to direct exhaust air away from the outside unit. Lint stops up the outside coils and the hot air reduces its efficiency.

For more information on air conditioning maintenance, contact your local county Extension office.

Lawn Care

The most important thing you can do for a lawn is to provide it with proper nutrition. A well-fed, healthy lawn has a better root system to combat heat, cold, drought, and other stresses. A quality, granular, controlled-release fertilizer, such as Scotts fertilizers, allows grass plants to grow evenly, without starvation periods or heavy growth spurts. Controlled, even growth also minimizes grass clippings.



Most lawns require 4-5 feedings per year. Basically, the first feeding should coincide with the first mowing; and the last feeding when the grass is done growing for the year. The following is an example of a typical lawn care program.

Early spring (February to April) — Lawns wake up hungry from the winter months. A spring feeding strengthens roots and gets lawns off to a good start before the heavy growing season. In most regions, it is wise to apply a combination fertilizer with a pre-emergent to control crabgrass.

Late spring/early summer (May to June) — At this time grass is actively growing and using up nutrients, therefore it is important to supply the lawn with a proper feeding designed for this time of year. Since this also is a time when broadleaf weeds are actively growing, a combination fertilizer with broadleaf weed control is ideal.

Late summer (July to August) — The hot days of summer result in grass that is stressed by heat, drought, foot traffic and insects. An application at this time will help your lawn recover from, and combat, these potential problems. Avoid applying a fertilizer when temperatures are over 90° F.

Early fall (September to October) — With cool nights, rainfall and morning dew, this is a great time to supply the lawn with the nutrients it needs to recover from and repair summer damage. An early fall feeding is one of the most important of the year.

Late fall/early winter (November to December) — A final feeding before the nasty winter months will strengthen roots and increase nitrogen stores for an early spring green up. At this time of year, roots remain active for just a couple of weeks when the top growth stops — the energy reserves are stored for the following spring.

The specific time of day you fertilize your lawn depends on weather conditions, and some fertilizers shouldn't be applied if rain is in the forecast for 24 hours. You should always read the directions on the back of the bag carefully before applying any fertilizer.